

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

SUBSTITUTED TRUSTEE'S SALE

of valuable, improved farm property containing 44 acres, more or less, located along the public road leading from Mount Pleasant to Gas House Pike, known as the Dance Hall Road, in Mount Pleasant District, Frederick County, Maryland.

By virtue of a power of sale contained in a Deed of Trust dated March 3, 1978, recorded in Liber 1043, folio 870, one of the Land Records of Frederick County, Maryland, from Top E. Barnes, Jr., said Deed of Trust now being in default and proceedings having been instituted for the purposes of foreclosure, the undersigned Trustee will offer for sale at the Court House in the City of Frederick, Maryland, on

Friday, September 19, 1980

At 11:00 A.M.

All that parcel of land situate along the public road leading from Mount Pleasant to the Gas House Pike known as the Dance Hall Road, in Mount Pleasant District, Frederick County, Maryland, being more particularly described in a Deed from Janet R. Barnes Main to Top E. Barnes, Jr., dated November 19, 1974, and recorded in Liber 951, folio 633, one of the land records of Frederick County, Maryland.

Approximately 30 acres of the property are located on the west side of Dance Hall Road and the improvements thereon are described as follows: a two-story frame, five (5) room, one bathroom house, with hardwood floors, metal roof, well and septic system and oil-fire hot water radiator heat. The property has been developed as a thoroughbred horse farm with 10 stalls, a storage room, a utility room, a barn (with water and electric service), five separate paddocks, and a 3/4 acre pond. This parcel is enclosed by a 3 board creosoted fence. The five paddocks are also enclosed by a board creosoted fence which is in need of repair. There is also a house trailer located on this parcel which is currently rented.

Approximately 14 acres of the property are located on the east side of Dance Hall Road and is improved by a house trailer residence which is currently rented.

Terms of Sale: A deposit of Twenty-five Thousand Dollars (\$25,000.00) in cash or check acceptable to the Trustee shall be required of the successful bidder on the day of sale and the balance shall be paid within 10 days of the ratification of the sale by the Circuit Court for Frederick County, Maryland. All costs of conveyancing, including revenue stamps, transfer tax and document preparation, shall be at the expense of the purchaser. Interest at the rate of 10% per annum on the unpaid purchase price shall be charged to the purchaser from the date of sale until the date of settlement. The above described property will be sold subject to any easement, agreements, restrictions or covenants of record affecting same, if any. All adjustments shall be made as of the date of sale. The trustee reserves the right to withdraw the property from sale at any time.

FREDERICK J. BOWER
Substituted Trustee

PEYTON PAUL PHILLIPS
Attorney for Substituted Trustee
100 West Church Street
Frederick, Maryland 21701
662-5155
ROBERT E. MEUNIER, Auctioneer
119 Carroll Street
Thurmont, Maryland 21788
271-2800

This is to certify that the annexed *Substituted Trustee's Sale* was published in *News-Post* newspaper, published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 15 days prior to sale, and the last such publication being made not more than one week prior to the *19th* day of *September* 19 *80*.

THE NEWS-POST

Per *V. Marcia*

Sold 9/22/80